

TABLE B
STRUCTURE REGULATIONS BY DISTRICT

A - Allowed

CA - Contract Agreement required

CU - Conditional Uses

Code #		Industry (IND)	Transition (T)	Business Park (BK)	Mixed Use Corridor (MU)	Crossroad Commercial (CC)	Medium Intensity Residential (RM))	Rural (R)	Conservation (C)	Airport (A)
1000	Residential activities				A	A	A	A	A	
	Single Family Buildings				A	A	A	A	A	
	Detached Units				A	A	A	A	A	
	Duplex structures				A	A	A			
1140	Townhouses				A	A	A			
	Mobile Home Park				A	A				
1200	Multifamily structures				A	A	A			
	Two - Twenty nine Units				A	A	A			
	Thirty - Ninety nine Units				CA					
2000	Commercial buildings and other specialized structures	CA	CA	CA	A	CA	CA			
	Office or bank building	CA	CA	CA	A	CA	CA			
	Office building with drive through facility	CA	CA	CA	A	CA	CA			
	Store or shop building	CA	CA	CA	A	CA	CA			
	Store or shop with drive through facility	CA	CA	CA	A	CA	CA			
	Restaurant building	CA	CA	CA	A	CA	CA	A		
	Standalone store or shop building	CA	CA	CA	A	CA	CA	A		

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	Department store building				A	A				
	Warehouse discount store building				A	A				
	Market shops including open markets				A	A				
	Gasoline stations	CA	CA	CA	A	A				
	Automobile repair and service structures	CA	CA	CA	A	A				
	Office or store building with residence on top				A	A				
	Office Building over storefront	CA	CA	CA	A	A				
	Malts, shopping centers, or collection of shops				A	A				
	Neighborhood center (Convenience with one or more anchors)				A					
	Community center (general merchandise with two or more anchors)				CA	CA				
	Regional center (enclosed mall with two or more anchors)				CA					
	Super regional center (similar to regional, but has tree or more anchors)				CA	CA				
	Fashion/specialty center (higher end fashion oriented stores)				CA	CA				

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	Power center (category-dominated anchors with few small tenants)				CA	CA				
	Theme or festival center (leisure, tourist oriented, restaurants)				CA	CA				
	Outlet or discount center (manufacture outlet stores)				CA	CA				
	Other kinds of shopping centers			CA	A	A				
	Convenience stores or centers			CA	A	A				
	Home improvement center				A	A				
	Car care center			CA	A	A				
2600	Industrial buildings and structures	A	A	A	A					
	Light Industrial structures and facilities	A	A	A	A					
	One-story modern manufacturing plants	A	A	A	A					
	Industrial parks	A	A	A	A					
	Laboratory or specialized Industrial facility	A		A	A					
	Heavy Industrial structures and facilities	A								
	Assembly and construction-type plants	A								
	Process plants (metals, chemicals, etc.)	A	CA	CA						
	Oil refinery facility	A	CA	CA						

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	Warehouse or storage facility	A	A	A						
	Mini-warehouse	A	A	A	A	A				
	High-rise warehouse	A	A	A						
	Ware house structure	A	A	A						
	Produce warehouse	CA	CA	CA						
	Refrigerated warehouse or cold storage	CA	CA	CA						
	Large area distribution or transit warehouse	A	CA	CA						
	Wharf and dock shed	A	A	A						
	Tank farms	A		CA						CA
3000	Public Assembly structures			CA	CA					
	Theater				CA					
	Performance theater				CA					
	Movie theater				CA					
	Amphitheater				CA					
	Drive in theaters				CA					
	Indoor games facility		CA	CA	CA					
	Sports stadium or arena				CA	CA				
	Exhibition, convention, or conference structure			CA	CA					
	Churches, synagogues, temples, mosques			CA	CA		CA	CA	CA	
3700	Enclosures		CA	CA	CA					
	Other Community structures			CA	CA					

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4000	Institutional or community facilities		CA	CA	CA		CA			
	Medical facility		CA	CA	A	CA	CA	CA	CA	
	Hospital building				A	A	CA	CA	CA	
	Medical clinic building	CA	CA	CA	A	CA	CA	CA	CA	
	Nursing home or adult care building			CA	A	A	A	A	A	
	School or university building			CA		CA				
	Daycare facility			CA						
	Grade school			CA		CA				
	College or university facility			CA		CA				
	Trade or specialty school facility		CA	CA	CA		CA			
	Library building				CA					
	Museum, exhibition, or similar facility				CA					
	Exhibitions and art galleries				CA	CA				
	Planetarium				CA	CA				
	Aquarium				CA	CA				
	Outdoor facility, no major structure				CA	CA				
	Zoological parks				CA	CA				

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4500	Public safety-related facility	A	A	A	A	A	A	A	A	A
	Fire and rescue station	A	A	A	A	A	A	A	A	A
	Police station	A	A	A	A	A	A	A	A	A
	Emergency operation center	A	A	A	A	A	A	A	A	
	Jails, penitentiaries, detention centers, and other correctional facilities									
	Cemetery, monument, tombstone, or mausoleum		A		A		A			
	Funeral homes and cremation facilities				A		A			
	Bus or truck maintenance	A	A	A	A					
	Water transportation or marine related	A	A	CA			CA			
	Port fuel facility	A	A	CA			CA			
	Pier, dock, wharf, or jetty	A	A	CA			CA			
	Riverboats and other anchored facilities	A	A	CA			CA			
	Port storage or warehouse	A	A	CA			CA			
	Air and space transportation facility	CA	CA	CA						A
	Runway	CA	CA	CA						A
	Airport maintenance and hanger facility	CA	CA	CA						A

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	Airport control tower	CA	CA	CA						A
	Heliport facility									
5650	Facility	A		A						
	Railroad facility	A		A						
	Railroad switching facility	A		A						
	Railroad sheds and other support structures	A		A						
6300	Sewer and waste-related facility	A	A	CA				CA	CA	
	Storage or pumping station facility	A	A	CA				CA	CA	
	MGD - 10MGD 6311-6314	A	A	CA				CA	CA	
	Landfill facility	CA								
	Incinerator, composting, or similar facility	CA	CA	CA				CA	CA	
	Hazardous waste storage facility	CA								
	Sewer treatment plant	CA	CA	CA				CA	CA	
	Wastewater treatment Plant (WTP) with anchored components <50 MGD	A	A							

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	MGD 6352-6356	A	A							
6500	Communication towers	A	CU	CU	CU	CU	CU	CU	CU	CU
	Radio, TV, or wireless transmitter	A	CU	CU	CU	CU	CU	CU	CU	CU
	Weather stations or transmitters	A	CU	CU	CU	CU	CU	CU	CU	CU
8000	Shed, farm buildings, or agricultural facilities							A	A	
	Storage structure for agricultural products							A	A	
	Livestock facility							A	A	
	Dairy facility							A	A	
	Poultry facility							A	A	
	Cattle facility							A	A	
	Stables and other equine related facilities							A	A	
	Animal feed operations facility							A	A	
	Confined feedlot facility							A	A	
	Animal waste-handling facility							A	A	
	In ground silos							A	A	
	Waste lagoons							A	A	
	Concrete storage units, covered							A	A	
	Concrete storage units, uncovered							A	A	
	Composing facility							A	A	

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DA - Development agreement required

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	Green houses	A	A	A	A	A	A	A	A	
	Hatcheries				A			A	A	
	Kennels and other canine-related facilities				A			A	A	
8800	Apiary and other related structures				A			A	A	
8900	Other farm and farming-related structures				A			A	A	

TABLE A
PERMITTED USES BY DISTRICT

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CA - Contract Agreement required

CU - Conditional Uses

Code #		Industry (IND)	Transition (T)	Business Park (BK)	Mixed Use Corridor (MU)	Crossroad Commercial (CC)	Medium Intensity Residential (RM))	Rural (R)	Conservation (C)	Airport (A)
1000	Residential activities									
	Household activities				A	A	A	A	A	
	Transient living				A	A	A	A		
	Institutional living				A	A	A	A		
2000	Shopping, business, or trade activities									
	Shopping		CA	CA	A	A	A	A		
	Goods-oriented shopping		CA	CA	A	A	A	A		
	Service-oriented shopping		CA	CA	A	A	A	A		
	Restaurant-type activity		CA	CA	A	A	A	A		
	Restaurant-type activity with drive-through		CA	CA	A	A	A	A		
	Sexually oriented businesses				A					
	Office activity	A	CA	CA	A	A				
	Office activities with low turnover of people	A	CA	CA	A	A	A	A		
	Office activities with high turnover of people	A	CA	CA	A	A				
	Office activities with high turnover of automobiles	A	CA	CA	A	A				
3000	Industrial, manufacturing, and waste related activities									
	Plant, factory, or heavy goods storage or handling activities	A	A	A						
	Primarily plant or factory-type activities	A	A	CA						

1-A
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	Primarily goods storage or handling activities	A	A	CA						
	Solid waste management activities	A	CA							
	Solid waste collection and storage	A	CA							
	Land filling or dumping	A	CA							
	Waste processing or recycling	A	CA							
	Construction activities (grading, digging, etc.)	A	CA	CA						
4000	Social, Institutional, or Infrastructure-related activities									
	School or library activities			CA	CA	CA	CA	CA		
	Classroom-type activities			CA	A	A	A	CA		
	Training or Instructional activities outside classrooms	CA	A	CA	A	A	A	CA		
	Other Instructional activities including those that occur in libraries		A		A	A	A	CA		
4200	Emergency response of public-safety-related activities	CA	A	A	A	A	A	A	CA	
	Fire and rescue-related activities	A	A	A	A	A	A	A	CA	
	Police, security, and protection-related activities	A	A	A	A	A	A	A	CA	

**TABLE A
PERMITTED USES BY DISTRICT**

A - Allowed

DA - Development agreement required

CU - Conditional Uses

Code #		Industry (IND)	Transition (T)	Business Park (BK)	Mixed Use Corridor (MU)	Crossroad Commercial (CC)	Medium Intensity Residential (RM))	Rural (R)	Conservation (C)	Airport (A)
	Police, security, and protection-related activities	A	A	A	A	A	A	A	CA	
	Emergency or disaster-response-related activities	A	A	A	A	A	A	A	CA	
4340	Telecommunications-related control, monitor, or distribution activities	A	C	C	C	C	C	C	C	C
4350	Natural gas or fuels-related control, monitor, or distribution activities	A	CA	CA	CA		CA	CA	CA	
4400	Mass storage, inactive	A	CA	CA	CA		CA	CA		
	Water storage	A	CA	CA	CA	CA	CA	CA		
	Storage of natural gas, fuels, etc.	A	CA	CA	CA	CA	CA			
	Storage of chemical, nuclear, or other materials	A	CA	CA	CA					
	Health care, medical, or treatment activities		A		CA		CA	CA		
	Interment, cremation, or grave digging activities		A		CA		CA	A		
5000	Travel or movement activities									
	Drive-in, drive through, stop-n-go, etc.			CA	A	A				
	Trains or other rail movement	A	A	CA	A					
	Rail maintenance, storage, or related activities	A	A	CA						

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	Port, ship-building and related service	A	CA	CA						
	Aircraft takeoff, landing, taxing, and parking									A
6000	Mass assembly of people									
	Spectator sports assembly			CA	CA					
	Movies, concerts, or entertainment shows			CA	CA					
	Gatherings at fairs and exhibitions			CA	A	A	A			
	Mass training, drills, etc.			CA	CA					
	Social, cultural, or religious assembly			CA	CA					
7000	Leisure activities									
	Automobile and motor bike racing	CA	CA	CA						
8000	Natural resources-related activities									
	Farming, filling, plowing, harvesting, or related activities	A	A	CA			A	A	A	
	Livestock related activities	A	A	CA			A	A	A	
	Pasturing, grazing, etc.	A	A	CA				CA	CA	

TABLE C
SITE REQUIREMENTS BY DISTRICT
RESIDENTIAL

DISTRICT	MAXIMUM RESIDENTIAL DENSITY (UNITS PER ACRE)	MINIMUM LOT SIZE (SF)	MINIMUM LOT FRONTAGE (FEET) WITH CENTRAL SEWER	MINIMUM LOT FRONTAGE (FEET) WITHOUT CENTRAL SEWER	MINIMUM FRONT SETBACK (FEET) FROM PROPERTY LINE (2)	MINIMUM FRONT SETBACK FROM STREET CENTERLINE (FEET)	MINIMUM REAR SETBACK	MINIMUM SIDE SETBACK (FEET)	MAXIMUM BLDG HEIGHT (FEET)
MU Mix Use Corridors	Single Family 8 Duplex, Zero lot line 10 Townhouses– Comply with subdivision regulations Mobile Home Park Comply with mobile home regulations Multi family residential 20	Single Family 7,200 sq. ft. Townhouses – 1440 sq. ft. Duplex 8,000 sq. ft. Zero lot line– 4,000 sq. ft. Multi family residential 43,560	Single Family 50 ft. Zero lot line 40 ft. Duplex, Multi family residential 80 ft. Townhouses 16 ft.	NA NA NA NA	25 ft.	55 FT.. or 75 ft. from centerline of any State Hwy	20 ft.	Single Family 5 ft. Zero lot line 0 one side; 5 opposite Townhouses Comply with subdivision regulations Multi Family/Apart 20 (2)	35 ft.
CC Crossroad Commercial	Single Family 8 Duplex, Zero lot line 10 Townhouse– Comply with subdivision regulation Mobile Home Park Comply with mobile home regulation Multi family residential 20	Single Family 7,200 sq. ft. Zero lot line 4, 000 sq. ft. Townhouses– 1440 sq. ft. Duplex 8,000 sq. ft. Multi family residential – 43,560 sq. ft.	Single Family 50 feet Zero lot line 40 ft. Townhouses 16 ft. Duplex, Multi family residential 80 ft.	NA NA NA NA	25 ft.	55 FT. or 75 ft. from centerline of any State Hwy	20 ft	Single Family 5 ft. Zero lot line 0 one side; 5 opposite Townhouses Comply with subdivision regulations Multi Family/Apart 20 (2)	35 ft

(1) Only on existing lots of record created prior to the adoption of this ordinance and on lots created by family partitions.

(2) Maximum number of dwelling units for an entire apartment complex is 48 units; 30 percent of total site area shall be contiguous green space with minimum spacing between apartment buildings or an apartment building and an accessory structure being 20'; a six foot fence is required around sides and rear of an apartment development. April 2, 2003

TABLE C
SITE REQUIREMENTS BY DISTRICT
RESIDENTIAL

DISTRICT	MAXIMUM RESIDENTIAL DENSITY (UNITS PER ACRE)	MINIMUM LOT SIZE (SF)	MINIMUM LOT FRONTAGE (FEET) WITH CENTRAL SEWER	MINIMUM LOT FRONTAGE (FEET) WITHOUT CENTRAL SEWER	MINIMUM FRONT SETBACK (FEET) FROM PROPERTY LINE (2)	MINIMUM FRONT SETBACK FROM STREET CENTERLINE (FEET)	MINIMUM REAR SETBACK	MINIMUM SIDE SETBACK (FEET)	MAXIMUM BLDG HEIGHT (FEET)
RM Medium Intensity Residential	Single Family units 3 Duplex, Zero lot line, Multi family residential 8 Townhouses 8	Single Family *16,000 Open Ditch St. Design **14,000 Curb & Gutter St. Design **10,500 Townhouses 1,440 Duplex 10,000 Multi family residential– 43,560 Zero lot line 5,000	Single Family 90 ft. Open Ditch 90 ft. Curb & Gutter 70 ft. Townhouses 16 ft. Duplex, Multi family residential 80 ft. Zero lot line 50 ft.	90 ft. 70 ft. NA NA	25 ft.	55 FT. or 75 ft. from centerline of any State Hwy	20 ft.	Single Family, Zero lot line 7.5 Townhouses comply with subdivision regulations (2)	35 ft.
R Rural	Single Family 2	Single Family 20,000 sq. ft	Single Family 100 ft.	Single Family 100 ft.	25 ft.	55 FT. or 75 ft. from centerline of any State Hwy	20 ft.	10 ft.	35 ft
C Conservation	Single Family 1	Single Family 43,560 sq. ft.	Single Family 100 ft	Single Family 100 sq. Ft.	25 ft.	55 FT. or 75 ft. from centerline of any State Hwy	20 ft.	10 ft.	35 ft.
BP Business Park	NONE	NONE	NONE	Detached – 80 ft.	25 ft.	55 Ft. or 75 ft. from centerline of State Hwy	20 Ft.	10 ft.	NONE
T Transition	NONE	Single Family 87,000 sq. ft. (1)	Single Family 100 ft.	Single Family 80 ft.	25 ft.	55 Ft. or 75 ft. from centerline of any State Hwy	20 Ft.	10 ft.	NONE
IND Industrial	NONE	NONE	NONE	NONE	NONE	NONE	NONE	NONE	NONE

* With Out Central Sewer ** With Central Sewer

(1) Only on existing lots of record created prior to the adoption of this ordinance and on lots created by family partitions.

(2) Maximum number of dwelling units for an entire apartment complex is 48 units; 30 percent of total site area shall be contiguous green space with minimum spacing between apartment buildings or an apartment building and an accessory structure being 20'; a six foot solid fence is required around sides and rear of an apartment development. 6

April 2, 2003

TABLE C
SITE REQUIREMENTS BY DISTRICT
COMMERCIAL

DISTRICT	MAXIMUM FLOOR AREA (SQUARE FEET)	MINIMUM LOT SIZE (SQUARE FEET)	MINIMUM LOT FRONTAGE (FEET)	MINIMUM FRONT SETBACK FROM PROPERTY LINE (FEET)	MINIMUM FRONT SETBACK FROM STREET CENTERLINE (FEET) (2)	MINIMUM REAR SETBACK (FEET)	MINIMUM SIDE SETBACK (FEET)	MAXIMUM BLDG HEIGHT (FEET)
MU Mix Use Corridors	NONE	16,000	80 (1)	25	55	15	10	35
CC Crossroad Commercial	5,000	16,000	80 (1)	25	55	15	10	35
RM Medium Intensity Residential	1,500	10,000	100	25	55	15	10	35
R Rural	1,500	10,000	100	25	55	15	10	35
C Conservation	1,500	10,000	100	25	55	15	10	35
BP Business Park	NONE	10,000	100	25	55	15	10	35
T Transition	NONE	10,000	100	25	55	15	10	35
IND Industrial	NONE	NONE	NONE	NONE	NONE	NONE	NONE	NONE

(1) Measured width at minimum building line.

(2) Property which has frontage on any state highway shall have a minimum front setback of 75' measured from the centerline of the highway.